



8 Brickyard Lane, Reed

Royston

In Excess of £825,000





8 Brickyard Lane

Reed, Royston

Ensum Brown are delighted to offer for sale this detached barn-style home in Reed. This property belongs to a courtyard of just a few homes, enjoying field views, 2 reception rooms, 5 double bedrooms, 2 bathrooms, a generous rear garden, a cart lodge and workshop which could be converted stp.

- Detached Barn Conversion
- Generous Garden Overlooking Fields
- Accommodation In Excess Of 2700 Sq Ft
- 2 Reception Rooms & Kitchen/Breakfast Room
- Cloakroom
- 5 Double Bedrooms
- En-Suite & Family Bathroom
- Cart Lodge With Conversion Potential
- Workshop
- Highly Sought After Courtyard Of A Few Homes

8 Brickyard Lane

Reed, Royston

On approach, this wonderful detached property offers masses of kerb appeal, with a tidy modern frontage, a unique barn-style construction, a well-maintained front lawn, access to the side of the property, and a cart lodge with storage and a workshop to the rear.

Upon stepping inside, the entrance hallway is a fantastic, open space, with vaulted ceilings, a Velux window and stairs leading up to the first floor, wood flooring, pendant lighting, and doors through to the entire downstairs accommodation, including an ideally situated cloakroom with WC and hand wash basin.

The kitchen/breakfast room is a delightful and bright area with a large window and triple bi-fold doors to a dual aspect, allowing in lots of light. In the kitchen space, there is a wide range of base and wall units, matching worktops, a breakfast bar, a butler sink, tiled splashbacks, wood flooring, inset spotlights, an integrated double oven, hob and extractor hood, and space for an undercounter fridge and freezer, washing machine, tumble dryer and other small appliances. There is also excellent amounts of room for further storage furniture and a dining table and chairs.

Adjacent to the kitchen, there is a formal dining area offering versatile use depending on requirements, currently used as a home office, with a window to a front aspect, wood flooring, and room for a range of furniture. The lounge is equally a very generous size, with two sets of windows and two sets of double French doors into the garden. It enjoys wood flooring, scone lighting, beautiful views into the garden and ample space for a variety of lounge and storage furniture.





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Upstairs to the first floor, this wonderful property continues to offer nicely-presented and spacious accommodation with 5 brilliantly-sized double bedrooms, integrated wardrobes, and a family bathroom comprising a P-shaped bath with an overhead power shower, a WC, hand wash basin, Velux window, integrated storage, and a heated towel rail. The master bedroom is particularly large with 2 Dormer windows to a dual aspect, lots of room for furniture, and a private bathroom comprising a power shower, WC, heated towel rail and hand wash basin.

Outside, to the rear, the garden is a delightful space and is fully enclosed with fencing and hedgerow, and beautiful countryside views into the fields beyond. The garden itself is laid mainly to lawn with a large paved patio area spanning the full width of the house and offering a wonderful spot to relax, entertain guests and enjoy family meals. There are borders with flowers, trees and mature plants, as well as further trees dotted around the lawn and giving a lovely orchard atmosphere. There is also plenty of room to extend into the garden, subject to the correct planning permissions.

Contact Ensum Brown today to arrange your private viewing appointment.

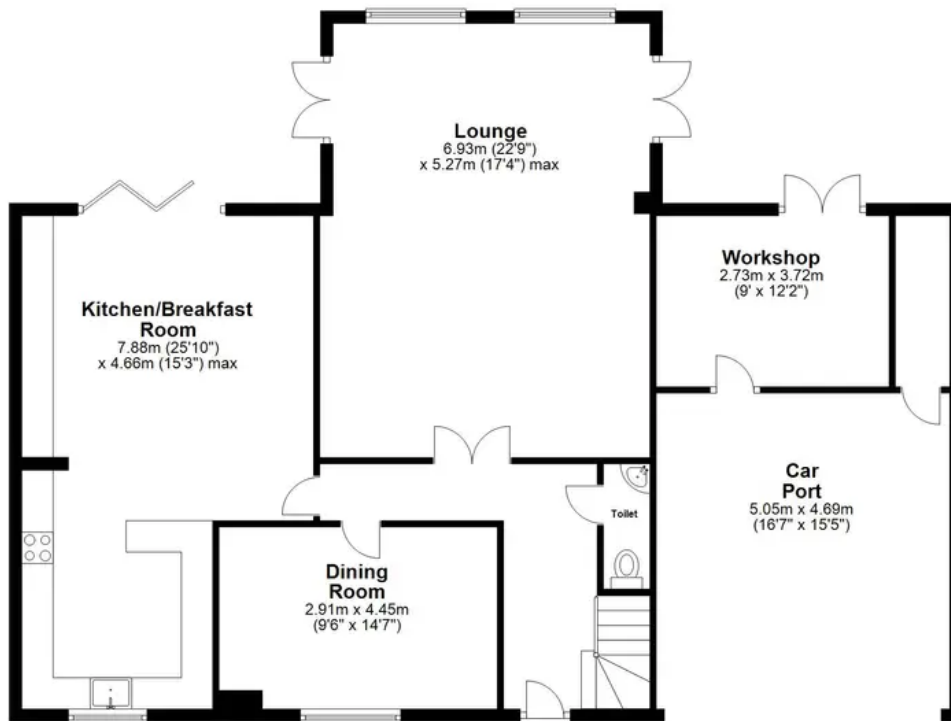
Location - Reed

Reed is a picturesque parish village in North Hertfordshire, sitting on a chalk ridge at almost the highest point in Hertfordshire, approximately 3 miles from the popular market town of Royston and 16 miles from the famous city of Cambridge.



Ground Floor

Approx. 132.3 sq. metres (1424.1 sq. feet)



First Floor

Approx. 124.6 sq. metres (1341.2 sq. feet)



Total area: approx. 256.9 sq. metres (2765.3 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.